

# ONE OXFORD CENTRE PITTSBURGH, PA GREEN SCORECARD

## ACTIVE & NATURAL FEATURES

- Large windows and column-free spacing allow for abundant natural light
- 360 degree natural views
- Outdoor landscaping and natural features
- Indoor living wall
- Close to amenities including public transportation, restaurants, retail & hotels
- Bike parking provided
- Walkability Score: 71 ([www.walkscore.com](http://www.walkscore.com))

## EFFICIENCY FEATURES

- Building Automation System allows for optimized space conditioning and occupancy-based lighting schedules
- Variable Frequency Drives (VFD's) on mechanical equipment
- Demand response program for peak power management
- Advanced lighting control system with occupancy sensors in restrooms and freight lobbies
- LED lighting on retail floors
- Low mercury, high-efficiency fluorescent lighting
- Reflective glass throughout building to reduce solar load
- Motion-controlled restroom fixtures and dispensers

## OPERATING FEATURES

- Recycling program including paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Online Tenant Handbook and Tenant Service Request System
- Annual Earth Hour and Earth Day events
- Electric Vehicle (EV) charging available

## EDUCATION

- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

## AFFILIATIONS

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



**SHORENSTEIN**  
SUSTAINABILITY

It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein